

TABLE OF CONTENTS

DIVISION I

INTRODUCTION

PURPOSE/ INTENT	3
DESIGN REVIEW PROCESS	4
SITE CONTEXT	4
Project Location	4
Project Description	5
MASTER PLANNING PRINCIPLES	6

DIVISION II

PUBLIC REALM GUIDELINES

PUBLIC REALM GUIDELINES	11
Gateways	11
Perimeter Designs	16
Class I Bicycle Path	22
Streets	24
Parks	33
Public Art	40
Signage	41

DIVISION III

RESIDENTIAL GUIDELINES

INTRODUCTION	45
GENERAL RESIDENTIAL LANDSCAPE & DESIGN GUIDELINES	46
Walls and Fences	46
Paving	48
Irrigation	49
Planting Design	49
Screening	50
Exterior Lighting	50
Maintenance	51
Mailboxes	51

SINGLE-FAMILY DETACHED DISTRICT (SUB AREA 4)	52
Building Orientation	54
Front Yard	54
Parking Garages / Alley Conditions	58
Rear Yards	60
Side Yard Setback	60
Porches and Entrances	60
Fenestration	62
Facade Articulation	62
Roof Form	64
Variety of Product / Architectural Styles	64
Materials & Color	66
Landscape Guidelines	68
ROW HOUSE DISTRICT (SUB AREA 2)	72
Building Orientation	74
Front Yard	74
Parking Garages / Alley Conditions	76
Street Walls (Build-to-Lines)	78
Landscaped Pedestrian Links (Paseos)	78
Stoops, Entrances, and Porches	78
Fenestration	80
Facade Articulation	80
Roof Form	80
Variety of Product/Architectural Styles	82
Materials & Color	82
Landscape Guidelines	84
MULTI-FAMILY RESIDENTIAL DISTRICTS(SUB AREAS 1, 3, 5 AND 6)	86
Lakewood Boulevard Condominiums (Sub Area 1A)	86
Townhomes and Flats Districts (Sub Area 3 and 6)	86
Golf Course Condominium District (Sub Area 5)	88
Building Orientation	90
Site Planning Issues	90
Parking/ Service	92
Landscaped Pedestrian Links (Paseos)	94
Architectural Design	95
Fenestration	98
Balconies & Patios	98
Materials & Color	100
Landscape Guidelines	101

DIVISION IV

MIXED USE OVERLAY ZONE GUIDELINES

MIXED USE OVERLAY ZONE GUIDELINES(SUB AREA 1B AND 7)	107
Mixed Use Residential (Sub Area 1B)	107
Mixed Use Commercial District (Sub Area 7)	108
Ground Floor Uses	110
Massing & Form	112
Fenestration	112
Facade Treatment	114
Parking/Service	115
Landscape Guidelines	116
Screening	117
Exterior Lighting	118
Signage	118

DIVISION V

COMMERCIAL/INDUSTRIAL GUIDELINES

COMMERCIAL/INDUSTRIAL GUIDELINES (SUB AREAS 7 AND 8)	121
Mixed Use Commercial District (Sub Area 7)	121
Commercial Gateway District	121
Commercial District	122
Orientation	122
Access	123
Parking / Service Areas	126
Architectural Design	129
Materials & Color	132
Landscape Guidelines	134
Screening	140
Exterior Lighting	141
Signage	141
Additional Hotel Guidelines	142
Additional Business Park Guidelines (Office/ Light Industrial)	144

DIVISION VI

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	149
General Recommendations (Residential)	149
Mixed Use Recommendations	151
Commercial / Industrial Guidelines	152

DIVISION VII

PLANT PALETTE APPENDIX

PLANT PALETTE	155
Trees	155
Shrubs	156
Groundcovers	158
Vines and Espaliers	158

DIVISION VIII

SUSTAINABILITY FEATURES

SUSTAINABILITY FEATURES	161
Project Development & Urban Design	161
Project Demolition	162
Project Landscaping	162
Residential Construction	162
Commercial Construction	163

LIST OF FIGURES

Figure 1: Site Context and Vicinity	5
Figure 2: Illustrative Site Plan	6
Figure 3 : Master Plan Principles Diagram	7
Figure 4: Commercial Gateway Plan	12
Figure 5: Mixed Use Gateway Plan	13
Figure 6: Residential Gateway Plan	14
Figure 7: Round-a-bout Plan	15
Figure 8: Lakewood Blvd. residential.	17
Figure 9: Lakewood Blvd. commercial.	18
Figure 10: Carson Street at Single Family Detached.	20
Figure 12: Section - Bike path at golf course edge and park.	22
Figure 11: Section - Bike path at golf course edge and residential.	22
Figure 13: Bike path at “F” Street, west of Park “D”, east of “G” Street .	23
Figure 14 : Residential Street Character Images	25
Figure 15: Typical residential street .	27
Figure 16 : Mixed Use Street Character Image	28
Figure 17 : Mixed Use Street Character Images	29
Figure 18: Commercial Street Character Image	30
Figure 19 : Commercial Street Character Images	31
Figure 20: Typical north-south commercial street.	32
Figure 21: Park “A”	34
Figure 22: Park “B”	36
Figure 23: Park “C”	37
Figure 24: Park “D”	39
Figure 25 : Public art Images	40
Figure 26 : Public art Images	41
Figure 27 : Residential Wall and Fence Images	47
Figure 28 :Hardscape Character Image	48

Figure 29 : Single-Family District - Characteristics of Traditional Long Beach Neighborhoods	53
Figure 30 : Single-Family District - Building Orientation and Front Yard Conditions	55
Figure 31: Single-Family District -Plan showing porches, entrances and side-yard setbacks	56
Figure 32: Single-Family District - Frontage conditions	57
Figure 33: Single-Family District - Alleys Conditions	58
Figure 34 : Single-Family District - Parking Garages with Habitable Spaces Above	59
Figure 35 : Single-Family District - Porch and Stoop Conditions	61
Figure 36 : Single-Family District: Porches and Entrances	61
Figure 37 : Single-Family District - Articulation & Massing	62
Figure 38 : Single-Family District - Facade Articulation and Fenestration	63
Figure 39 : Single-Family District - Roof Form and Architectural Styles	65
Figure 41 : Single-Family District - Change in Materials	67
Figure 40 : Single-Family District - Use of Materials	67
Figure 42 : Single-Family District - Landscape Plan	69
Figure 43 : Single-Family District - Planting Images	71
Figure 44 : Row House District - Architectural Character	73
Figure 45 : Row House District - Building Orientation and Frontage Conditions	75
Figure 46 : Row House District - Parking Garages with Habitable Spaces Above	76
Figure 47 : Row House District - Parking and Alley Conditions	77
Figure 48 : Row House District - Porches, Entrances and Frontage Conditions	79
Figure 49 : Row House District - Facade Articulation and Fenestration	81
Figure 50 : Row House District - Architectural Styles and Massing	83
Figure 51 : Row House District - Landscape Plan	85
Figure 52 : Multi-Family Districts - Condominiums, Townhomes and Flats	87
Figure 53 : Multi-Family Districts - Golf Course Condominiums	89
Figure 54 : Multi-Family Districts - Orientation and Site Planning Issues	91
Figure 55 : Multi-Family Districts - Trash Enclosures	92
Figure 56 : Multi-Family Districts - Building Orientation and Parking Conditions	93
Figure 57 : Multi-Family Districts - Landscaped Pedestrian Links (Paseos)	94
Figure 58 : Multi-Family Districts - Scale Transitions using Step-backs	96

Figure 59 : Multi-Family Districts - Roof Forms	96
Figure 60 : Multi-Family Districts- Architectural Design Issues	97
Figure 62 : Multi-Family Districts - Facade Articulation and Fenestration	99
Figure 61 : Multi-Family Districts - Patios & Balconies	99
Figure 63 : Multi-Family Districts - Change in Materials	100
Figure 64 : Multi-Family Districts - Wall and Fence Image	101
Figure 65 : Multi-Family Districts - Landscape Plan	103
Figure 66 : Mixed Use District - Residential over Street-Level Retail	107
Figure 67 : Mixed Use District - Streetscape Images	109
Figure 68 : Mixed Use District - Street Frontage Character	110
Figure 69 : Mixed Use District - Ground Floor Uses	111
Figure 71 : Mixed Use District - Massing, Facade Treatment and Fenestration	113
Figure 70 : Mixed Use District - Use and Massing Issues	113
Figure 72 : Mixed Use District - Facade Treatment & Fenestration Conditions	114
Figure 73 : Mixed Use District - Paving Images	117
Figure 74 : Commercial Districts - Access, Orientation and Site Planning (Undesirable Conditions)	124
Figure 75 : Commercial Districts - Access, Orientation and Site Planning (Desirable Conditions)	125
Figure 76 : Commercial Districts - Screening Parking from Public View	127
Figure 77 : Commercial Districts - Screening Service Areas from Public View	128
Figure 78 : Commercial Districts - Building Massing	129
Figure 79 : Commercial Districts - Screening Rooftop Mechanical Equipment	130
Figure 80 : Commercial Districts - Architectural Design and Facade Articulation	131
Figure 81 : Commercial Districts - Architectural Character	132
Figure 82 : Commercial Districts - Facade Treatment and Fenestration	133
Figure 83 : Commercial Districts - Paving Images	135
Figure 84 : Commercial Districts - Site Furnishings	136
Figure 85 : Commercial Districts - Screening Parking Areas	139
Figure 86 : Commercial Districts - Exterior Lighting	140
Figure 87 : Hotel - Urban Character	143
Figure 88 : Business Park - Architectural Character	145

division I
introduction

Purpose / Intent

The Design Guidelines for Planned Development 32 (PD-32) are recommendations for both private and public design and construction, and are a supplement to the California Building Code, Long Beach Municipal Code (LBMC), and PD-32 Development Standards.

These guidelines will be used by the Site Plan Review Committee and Planning Commission of the City of Long Beach (City) and the Douglas Park Design Review Committee (DRC) in the evaluation of development proposals to ensure that the Design Goals and Objectives of PD-32 Development Standards and the intent of these Design Guidelines are met.

The intent of these Design Guidelines shall be to implement the design goals and objectives as stated in the PD-32 Development Standards document. In addition, the following general design intent objectives should be taken into account:

- Establish a design criteria that acknowledges each project's obligation to the public realm.
- Provide design principles for the various Sub Areas in the project, and how they should be developed to create a cohesive whole.
- Combine the best of established planning traditions of Long Beach neighborhoods with the realities of contemporary development and modern life style.
- Strive for a high quality development, and establish a strong sense of community rather than an aggregation of isolated projects.

Design Review Process

These Design Guidelines, along with the Development Standards for PD-32 will be governed by the Design Review Process as described in the PD-32 Development Standards document. Submittals will be reviewed by two entities: the Douglas Park Design Review Committee (DRC) and the Planning Department of the City of Long Beach (City).

The City of Long Beach Site Plan Review Committee may, at its discretion, grant waivers through the Site Plan Review Process to the design guidelines contained in this document, as long as the overall intent of the provisions in this document is maintained.

Site Context

Project Location

The Site rests 5 miles northeast of downtown Long Beach and is framed by Lakewood Blvd. on the east, Carson St. to the north, Lakewood Country Club Golf Course to the west, and the Long Beach Municipal Airport to the south.

Surrounding land uses include two Boeing aircraft production facilities. The Boeing commercial 717 assembly plant and office center located along Lakewood Boulevard, and the Boeing military C-17 facility located southwest of the site and west of the airport. The area immediately north of Carson Street is located within the City of Lakewood and generally includes single family residences in an area referred to as the Lakewood Country Club Estates and the Lakewood Country Club Golf Course. The Lakewood Country Club Golf Course extends to the south of Carson Street and borders the project site to the West. Existing commercial development is located near the intersection of Lakewood Boulevard and Carson Street, as well as west of the Lakewood Country Club Golf Course. Other land uses within the surrounding area include the Sky links Golf Course to the southeast of the site and Long Beach City College to the north and east of the Boeing 717 facility.

Project Description

The 238 acre plan area located in the City of Long Beach will be designed as a master planned mixed-use project including: residential, public open space, retail, light industrial office, R&D, hotel, aviation related, manufacturing, and ancillary uses. The project will consist of 1,400 residential units of varied densities; a 400 room hotel; 3.3 million square feet of office, light industrial, retail, aviation-related, and manufacturing uses; and 9 acres of public open space. All uses will be designed to be compatible with the site context in terms of scale and adjacency of uses, and will use high quality design features to enhance the surrounding uses such as the Long Beach Municipal Airport, and Lakewood Country Club Golf Course and residential land uses. (See Figure 1).



Figure 1: Site Context and Vicinity

Master Planning Principles

The 238 acre portion of the site located in the City of Long Beach, and formerly used as a Boeing aircraft production facility will be designed to foster a walkable pedestrian-friendly community with streets laid out in a grid pattern that allow multiple routes to each destination; tree-lined sidewalks and parkways; a variety of housing choices; a pedestrian-scaled mixed use retail street; neighborhood parks; and a blend of commercial and industrial uses (See Figures 2 and 3). Refer to PD-32 development standards intent section for a further understanding of master plan principles.

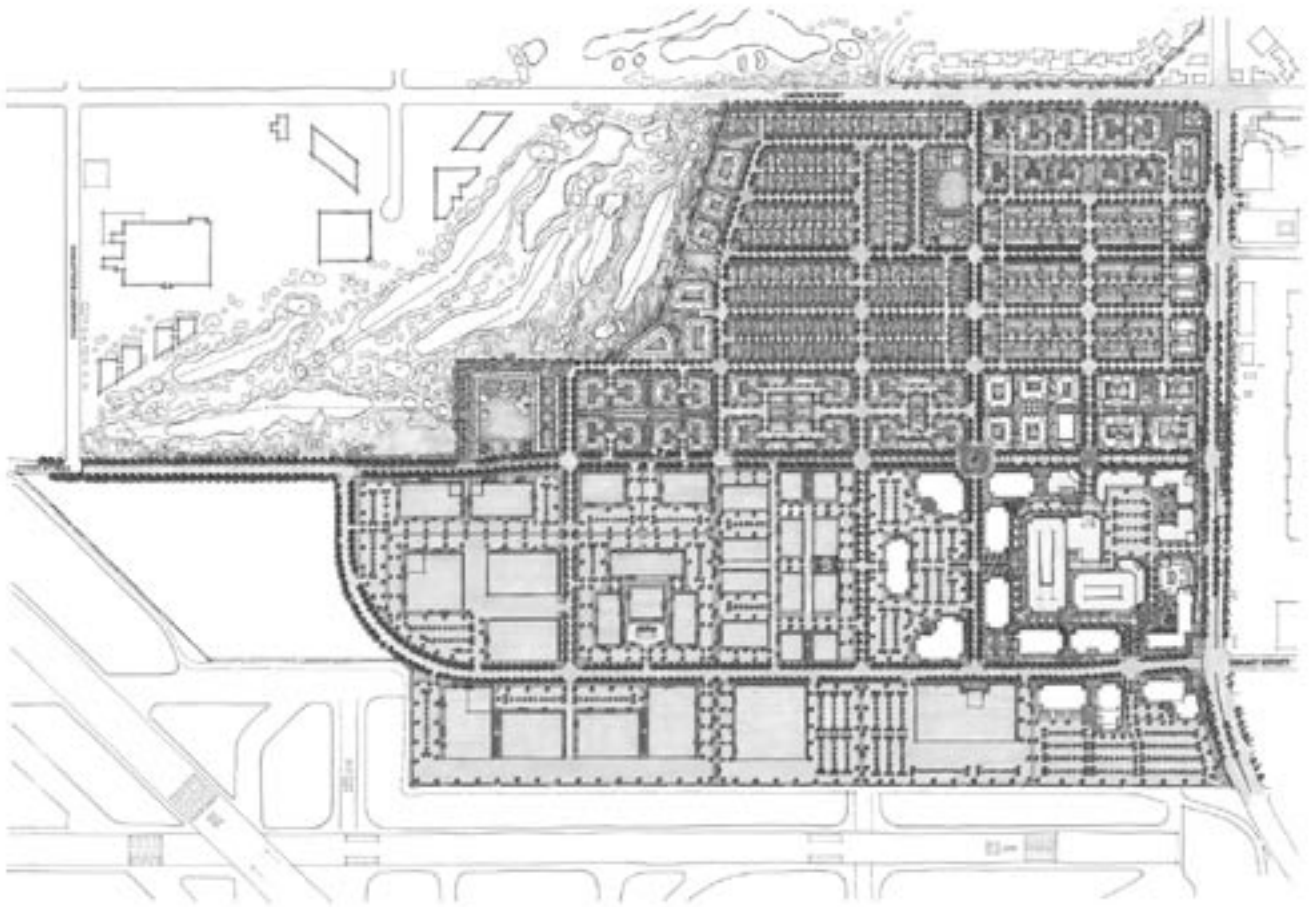


Figure 2: Illustrative Site Plan

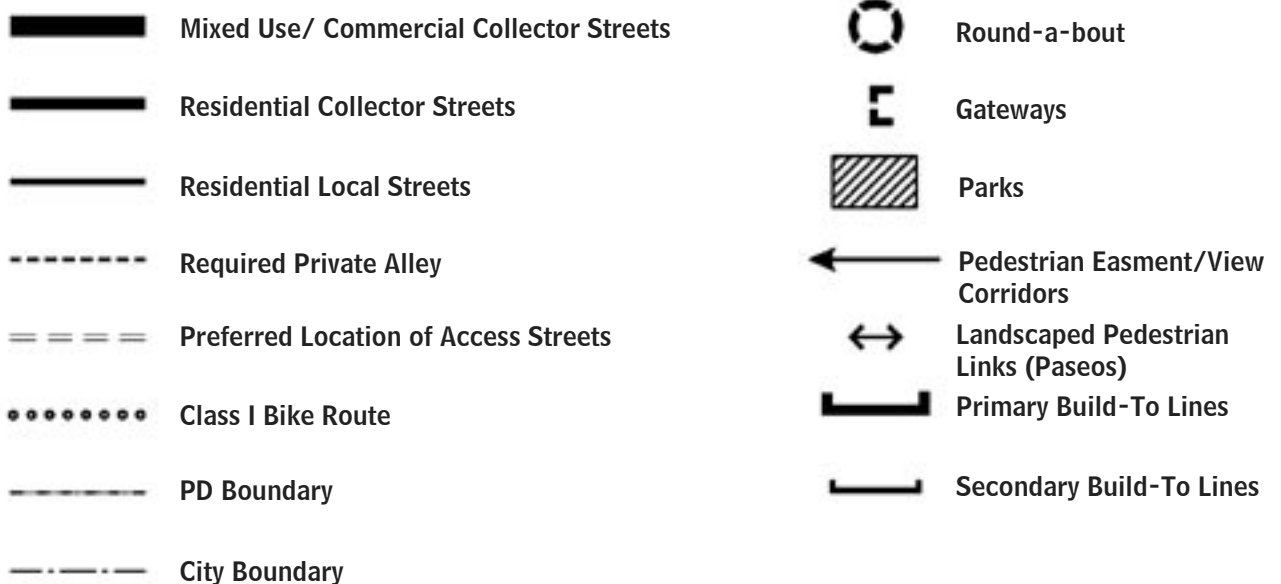
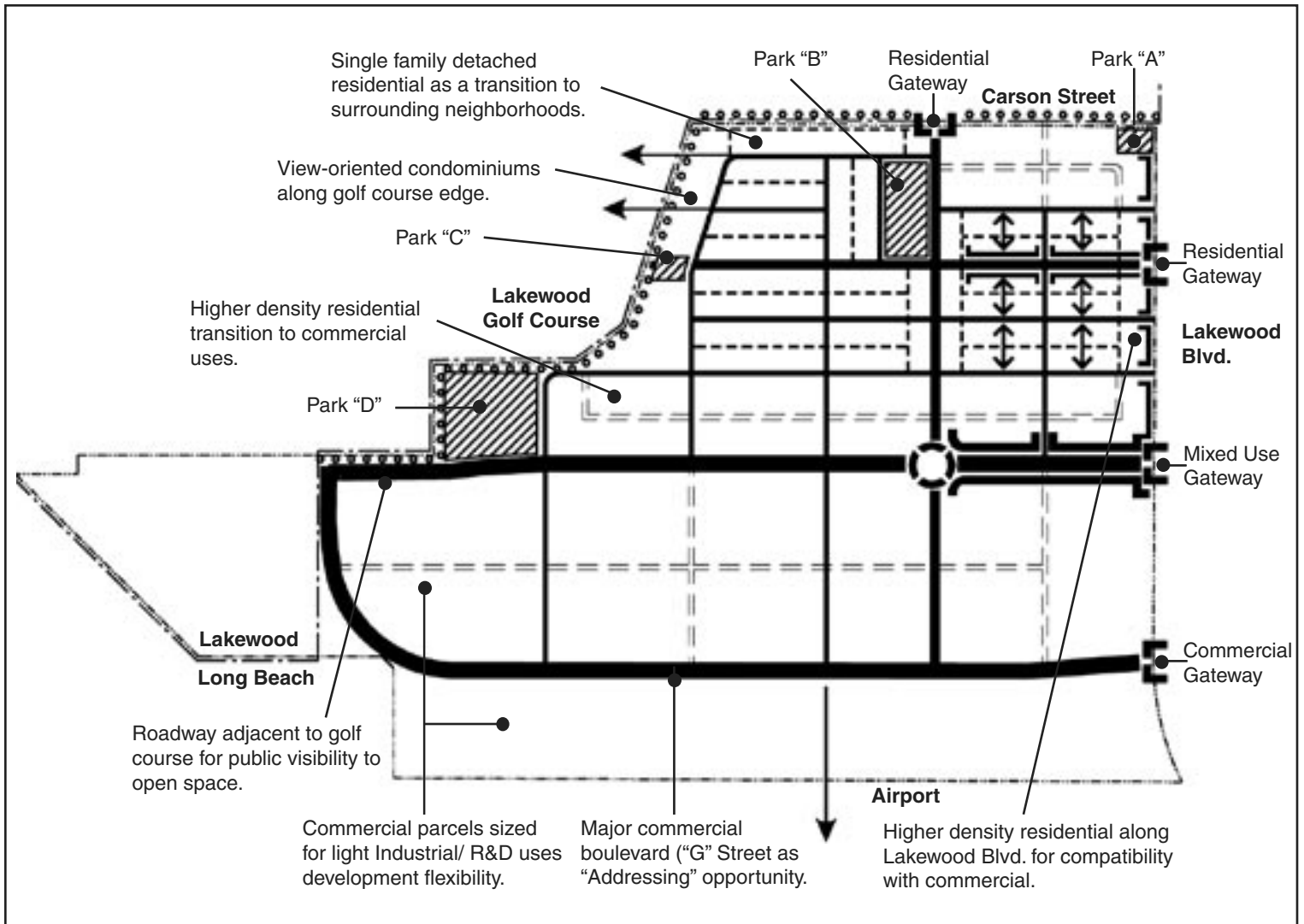


Figure 3 : Master Plan Principles Diagram

